



November 11, 2015

Susan Lauinger  
City of Kirkland  
123 5<sup>th</sup> Ave  
Kirkland WA 98033

RE: MacDonald North and South Short Plat's  
Permit Number: SUB15-01345/ SUB15-01346  
BlueLine Job No. 14-024

Ms. Lauinger:

This letter is in response to the city and public comments received for the MacDonald North and South Short Plat's. Below is a list of each comment with our responses in bold.

Susan Lauinger Comments:

1. A new geotechnical report that clears up the setback discrepancies in the old one and addresses possible historical slides  
**Updated Geotechnical Report addressing these concerns is enclosed.**
2. A design and location of the sewer lift station that also addresses noise and smell.  
**Enclosed is a technical memo from Romtec Utilities addressing noise and odor.**

Neighborhood Comments:

1. Santo Criscuolo  
12715 72<sup>nd</sup> Ave NE  
Kirkland, WA 98034  
425.894.2375

Concerns: Is Buchan purchasing additional lots in the area in order to build 8-10 more homes?  
**William E Buchan, Inc. is under contract as of October 2015, to purchase the Orler property, where a 4 lot short plat will be proposed in the near future or next year. This is a recent acquisition not related to the MacDonald proposal.**

2. Aaron Lefohn  
12912 76<sup>th</sup> Ave NE  
Kirkland, WA 98034

Concern: Is Buchan purchasing additional lots on the west side of 72<sup>nd</sup> Ave NE?  
**William E Buchan, Inc. is under contract as of October 2015, to purchase the Orler property, where a 4 lot short plat will be proposed.**



3. Kathleen Redmond (2 emails)  
12805 Holiday Drive NE  
Kirkland, WA 98034  
[kmredmond@me.com](mailto:kmredmond@me.com)

Concerns: Pedestrian safety, student population growth, as well as soil integrity along the ravine.  
***Curb, gutter and sidewalks are proposed along the property frontage for the MacDonald Short Plats. City of Kirkland will require the applicant to contribute, school, park and road impact fees to address the increase in use. The applicants Geotechnical Engineer has conducted numerous study's to ensure the integrity of the slope is maintained, please see update report for details.***

4. Christopher Whitmer  
12965 76<sup>th</sup> Ave NE  
Kirkland, WA 98034  
[whitmec@gmail.com](mailto:whitmec@gmail.com)  
425.503.5389

Concerns: Apprehensions of proposed lot sizes as compared to neighborhood's current lot sizes.  
***The zoning for the subject lots as well as surrounding parcels is RSA 4, requiring a minimum lot size of 7,600 SF. The lots within the MacDonald Short Plat's vary from 10,069-32,413 SF, well above what the minimum zoning allows.***

5. Bruce and Myrna Hilton  
12800 72<sup>nd</sup> Ave NE  
Kirkland, WA 98034  
[bruceahilton@comcast.net](mailto:bruceahilton@comcast.net)  
425.820.6559

Concerns: Infrastructure questions including: potential sidewalks and drainage improvements for current residences, as well as proposed home placement questions (will new home cause a "shadow"?).

***Roadway improvements consisting of curb, gutter, sidewalk and drainage will be installed along the frontage of the MacDonald Short Plat's. As part of this construction, the upstream drainage will be collected and routed to the south of the proposed Short Plat's. The Hilton's house is oriented to the rear lots of 1-3, however, the proposed houses will be built towards the front of the lots to allow for a usable rear yard and to encompass the required Protected Native Area (PNA). Since there is no existing vegetation to protect on these 3 lots, the PNA's will be replanted with trees and understory which will provide a natural vegetative buffer along the north property line.***

6. Charles (Brad) and Mara Williams  
12604 72<sup>nd</sup> Ave NE  
Kirkland, WA 98034  
425-445-4412 (Brad)  
425.829.6365 (Mara)

Concerns: Due to owning buildable property near the subject site, parcel 4055700850, there are questions regarding the sewer system and the lift system.

***The lift station will be located part way down the unimproved right-of-way in a location that will not block access to the undeveloped parcel (refer to the Preliminary Utility Plans). Based on existing topography, the lift station will be located 18 to 20-ft below the buildable portion of that lot. Refer to the attached letter from Romtec Utilities in regards to sound and odors.***



7. Warren Raven  
12833 Holiday Drive NE  
Kirkland, WA 98034  
[wrenfoto@hotmail.com](mailto:wrenfoto@hotmail.com)

Concerns: Requests that all proposed homes be equipped with 10kW solar panels, metal roofs, and downspouts to collect rainwater for landscaping and emergencies.

***Final architectural plans and finishes have not been developed to date, however the proposal will follow all required City of Kirkland building and land use codes.***

8. George and Mary Ploudré  
7171 NE 126<sup>th</sup> St  
Kirkland, WA 98034  
[Go.pluto@frontier.com](mailto:Go.pluto@frontier.com)  
425.823.6077

Concerns of additional traffic, erosion safety precautions, storm water methods, proposed sewage plans, as well as specific tree retention.

***Traffic: City of Kirkland will require the applicant to contribute, school, park and road impact fees to address the increase in use. Curb, gutter and sidewalks are proposed along the property frontage for the MacDonald Short Plats.***

***Erosion: The applicants Geotechnical Engineer has conducted numerous studies' to ensure the integrity of the slope is maintained, please see update report for details.***

***Storm Water: The applicant is meeting all required storm water requirements as direct by City of Kirkland, which allow the storm water detention pond.***

***Sewer: Per meetings with Northshore Utility District, this area will be severed by a sewer lift station which will be constructed as part of these 2 developments. The lift station will be located in the un-improved ROW at the end of 72<sup>nd</sup> Ave NE. The lift station will be designed to NUD standards and will address odor and noise as part of the design (refer to the attached letter from Romtec Utilities).***

***Trees: Trees within setbacks, not encumbered by utility or infrastructure grading are proposed to be retained as required by City of Kirkland Zoning Code.***

Please call or email me with any questions or concerns at (425) 216-4051 x226 or [mhaughian@thebluelinegroup.com](mailto:mhaughian@thebluelinegroup.com).

Sincerely,

THE BLUELINE GROUP

Moira Haughian  
Planning Coordinator